

172.0

0003

0006.B

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

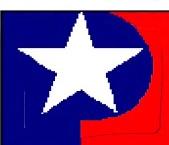
520,000 / 520,000

USE VALUE:

520,000 / 520,000

ASSESSED:

520,000 / 520,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15-A		LANARK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LARSON LISA	
Owner 2:		
Owner 3:		
Street 1:	15A LANARK RD	
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER			
Owner 1:	SANTOSPAGO KAREN/ANDREW -		
Owner 2:	-		
Street 1:	15A LANARK RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476	Type:	

NARRATIVE DESCRIPTION			
This parcel contains .056 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS			
Item	Code	Description	%
Z	R1	SINGLE FA	100
o		water	
n		Sewer	
		Electri	
Census:		Exempt	
Flood Haz:			
D		Topo	1
s		Street	
t		Gas:	

LAND SECTION (First 7 lines only)			
Use Code	Description	LUC Fact	No of Units
101	One Family	2430	Sq. Ft.
			Site

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		2430.000	175,000		345,000	520,000			113816
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/29/18		

PREVIOUS ASSESSMENT								Parcel ID	172.0-0003-0006.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	175,000	0	2,430.	345,000	520,000		Year end	12/23/2021
2021	101	FV	170,300	0	2,430.	345,000	515,300		Year End Roll	12/10/2020
2020	101	FV	170,500	0	2,430.	345,000	515,500	515,500	Year End Roll	12/18/2019
2019	101	FV	151,800	0	2,430.	340,100	491,900	491,900	Year End Roll	1/3/2019
2018	101	FV	151,800	0	2,430.	261,200	413,000	413,000	Year End Roll	12/20/2017
2017	101	FV	151,800	0	2,430.	246,400	398,200	398,200	Year End Roll	1/3/2017
2016	101	FV	145,900	0	2,430.	226,700	372,600	372,600	Year End	1/4/2016
2015	101	FV	138,300	0	2,430.	211,900	350,200	350,200	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
SANTOSPAGO KARE	65913-492		8/14/2015		452,000	No	No					
HAWKES CATHERIN	51318-584		6/17/2008		322,500	No	No					
PATTEN DAVID W/	30311-338		6/18/1999		190,000	No	No					
MORASH THERESA	24630-89		6/20/1994		143,500	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/24/2008	828	Re-Roof	3,630						11/29/2018	MEAS&NOTICE	HS	Hanne S					
5/5/2000	366	Wood Dec	5,000	C				REMOVE STOOP-ADD 8	10/27/2008	Meas/Inspect	345	PATRIOT					
									12/10/1999	Meas/Inspect	256	PATRIOT					
									7/21/1993		KT						

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF=BMT SINK.								FFL	11	9											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	A Bath:	Rating:									OFFP	5	3											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: gray		3/4 Bath:	Rating:									3	3												
View / Desir:				A 3QBth:	Rating:									8	8												
				1/2 Bath:	Rating:									3	3												
				A HBth:	Rating:									4	4												
				OthrFix: 1	Rating: Fair									WDK	6												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																			
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1								TQS	20												
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	FFL								
Jurisdct:		Fact: .		Frl:	Rating:	Other													BMT								
Const Mod:				WSFlue:	Rating:	Upper																					
Lump Sum Adj:						Lvl 2																					
						Lvl 1																					
						Lower																					
						Totals	RMs: 6	BRs: 2	Baths: 1	HB								11									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN											
Avg Ht/FL: STD	Prim Int Wal 8 - Plyw Panel	Sec Int Wall: 2 - Plaster	25 %	Phys Cond: AG - Avg-Good	26. %	Floor:	No Unit	RMS	BRS	FL									Exterior:								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:		Functional:	%	% Own:	1	6	2										Interior:								
				Economic:	%	Name:													Additions:								
				Special:	%														Kitchen:								
				Override:	%														Baths:								
				Total: 26.4 %															Plumbing:								
																			Electric:								
																			Heating:								
																			General:								
CALC SUMMARY				COMPARABLE SALES				WtAv\$/SQ: 135.00								Totals				1	6	2					
				Size Adj.: 1.35000002		Rate	Parcel ID	Typ	Date	Sale Price																	
				Const Adj.: 0.95060194																							
				Adj \$ / SQ: 173.247																							
				Other Features: 60300																							
				Grade Factor: 1.00																							
				NBHD Inf: 1.00000000																							
				NBHD Mod:																							
				LUC Factor: 1.00																							
				Adj Total: 237832																							
				Depreciation: 62788																							
				Deprecated Total: 175044																							
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																		
SPEC FEATURES/YARD ITEMS				PARCEL ID 172.0-0003-0006.B								IMAGE								AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N	Total Yard Items:	Total Special Features:						Total:																			